

Know all Men by these Presents,

TRANSFER
TAX
PAID

That

William C. Murphy and Barbara A. Murphy
of Waterville, County of Kennebec, State of Maine

50-5-81 ✓
47-286

in consideration of ONE DOLLAR and other valuable considerations

26563

paid by

Dennis P. Bourque and Robin M. Bourque
of Adams, County of Jefferson, State of New York

whose mailing address is

RR 1, Box 457, Adams, New York 13605

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Dennis P. Bourque and Robin M. Bourque

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:-

Beginning at a point which is one hundred [100] feet westerly from the westerly line of a right of way leading from Western Avenue, which right of way is shown on a plan entitled "Property of Alice M. Cyr, Waterville, Maine", made by Harry E. Green, C.E. on January 2, 1944 and to be recorded in Kennebec Registry of Deeds, Plan Book 14, Page 70 and one hundred sixty [160] feet from the southerly line of Nudd Field, so-called; thence running southerly, parallel to the westerly line of said right of way eighty [80] feet to a point; thence running easterly at right angles to the last mentioned bound one hundred [100] feet to the westerly line of said right of way; thence running northerly in the westerly line of said right of way eighty [80] feet; thence running westerly at right angles one hundred [100] feet to the point begun at.

Being a lot numbered sixteen [16] on a plan entitled "Property of Alice M. Cyr, Waterville, Maine", made by Harry E. Green, C.E. on January 2, 1944 and to be recorded in Kennebec Registry of Deeds, to which plan reference is hereby made.

Together with a right of way, in common with others, to pass and repass, on foot and with vehicles, on the rights of way as indicated on the above described plan. Subject, however, to a right of way, now owned by the Trustees of The Coburn Classical Institute, on the easterly side of said lot, for the purpose of ingress and egress to and from Libbey Field, so-called, from said Western Avenue, and subject also to the right reserved in the deed from A. Perley Stevens et al. to Edmond Cyr and Leon O. Tebbetts dated November 21, 1925 and recorded in Kennebec Registry of Deeds in Book 632, Page 61, said rights of way being on the forty [40] foot right of way as shown on plan.

The above described lot is hereby conveyed subject to the following restrictions which are to run with the land, to wit:- No dwelling for more than two families is to be built or placed on said lot and no single dwelling on said lot, is to cost, when completed, less than four thousand dollars [\$4,000.00], and no double dwelling house is to cost, when completed, less than six thousand dollars [\$6,000.00]; and only two [2] garages appurtenant to said dwelling shall be placed on said lot; and no huts or shanties shall be placed on said land; and no part of said building or dwelling on said lot, excluding bay windows, piazzas, porticoes, porches and doorsteps, shall be nearer than twenty [20] feet to the line of the street which said building or dwelling faces; excepting, however, that dwellings and buildings, excluding bay windows, piazzas, porticoes, porches and doorsteps, erected and placed on lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on and according to the plan entitled "Property of Alice M. Cyr, Waterville, Maine", may be erected and placed on said lots up to, but not nearer than fifteen [15] feet to the line of the street which said dwelling or building faces.

Meaning and intending to convey the same premises conveyed to the grantor herein by warranty deed of Lionel P. and Claudette R. Morissette dated October 27, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2336, Page 312.

To have and to hold the, aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Dennis P. Bourque and Robin M. Bourque

47-286

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And we do ~~renant~~ with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

the said William C. Murphy

and Barbara A. Murphy

~~husband~~ wife of the said William C. Murphy

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 12th day of the month of November, A.D. 1986.

Signed, Sealed and Delivered
in presence of

Beatrice Dostie
to both

William C. Murphy
William C. Murphy
Barbara A. Murphy
Barbara A. Murphy
Barbara A. Murphy

L-6589
State of Maine, County of Kennebec **ss.** November 12, 1986.

Then personally appeared the above named William C. Murphy and Barbara A. Murphy

and acknowledged the foregoing instrument to be their free act and deed.



Before me, *Beatrice Dostie*
Beatrice Dostie Notary Public
Commission Dated Expires: 5/25/92 Attorney at Law

RECEIVED KENNEBEC SS.
1986 NOV 18 PM 3:25
RECORDED FROM ORIGINAL

Printed Name,